082.0	0006	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,100 /	652,100
					USE VALUE:	652,100 /	652,100
					ASSESSED:	652,100 /	652,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOLB BERNADETTE H
Owner 2:	
Owner 3:	
Street 1:	24 BLOSSOM STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 1058 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6614.000	240,800		411,300	652,100
Total Card	0.152	240,800		411,300	652,100
Total Parcel	0.152	240,800		411,300	652,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 616.35 | /Parcel: 616.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51543

GIS Ref

GIS Ref

Insp Date 10/20/18

!6721!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,800	0	6,614.	411,300	652,100		Year end	12/23/2021
2021	101	FV	233,600	0	6,614.	411,300	644,900		Year End Roll	12/10/2020
2020	101	FV	233,600	0	6,614.	411,200	644,800	644,800	Year End Roll	12/18/2019
2019	101	FV	193,200	0	6,614.	405,400	598,600	598,600	Year End Roll	1/3/2019
2018	101	FV	193,200	0	6,614.	311,400	504,600	504,600	Year End Roll	12/20/2017
2017	101	FV	193,200	0	6,614.	293,700	486,900	486,900	Year End Roll	1/3/2017
2016	101	FV	193,200	0	6,614.	270,200	463,400	463,400	Year End	1/4/2016
2015	101	FV	182,100	0	6,614.	252,600	434,700	434,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:21:57

LAST REV

Date	Time
04/30/19	14:56:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAZENBY DAVID/E	24938-238		10/21/1994		189,000	No	No	Y	

USER DEFINED

Prior Id # 1:	51543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
2/26/2009	Measured	189	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	243	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6614		Sq. Ft.	Site		0	70.	0.89	6			Topo	-5					411,251						411,300	

Total AC/HA: 0.15184 | Total SF/SM: 6614 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 411,251 | Spl Credit | Total: 411,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	169.675
Other Features:	67872
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349015
Depreciation:	108195
Depreciated Total:	240821

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

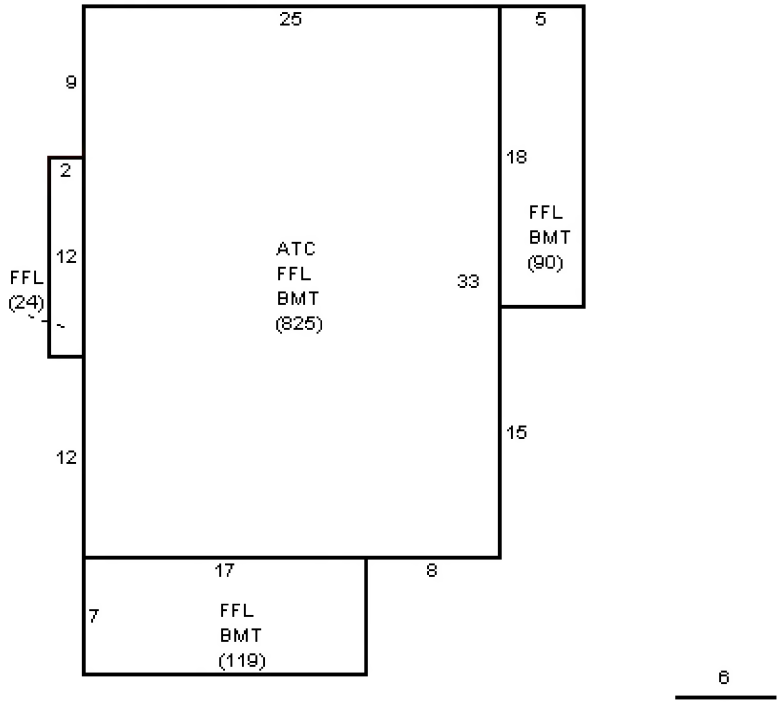
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.68
Special Features:	0	Val/Su Net:	101.13
Final Total:	240800	Val/Su SzAd	178.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,058	169.680	179,516
BMT	Basement	1,034	50.900	52,633
ATC	Attic	289	169.680	48,994
	Net Sketched Area:	2,381	Total:	281,143
Size Ad	1346.75	Gross Area	2917	FinArea 1058

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: